

CASE SUMMARY

APPLICATION TYPE: TTCDA

REZONING



File Number: 12-A-22-TOR Related File Number:
Application Filed: 11/3/2022 Date of Revision:
Applicant: SHAWN SMITH DREAM HOUSE CONSTRUCTION

PROPERTY INFORMATION

General Location: North side of High Meadow Drive, east side of Lovell Rd
Other Parcel Info.:
Tax ID Number: 118 I F 00201 Jurisdiction: County
Size of Tract: 1.21 acres
Accessibility: Access is via Lovell Rd, a minor arterial, with a pavement width of 70-ft within a right-of-way width of 100-ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural/forestry/vacant
Surrounding Land Use:
Proposed Use: N/A Density:
Sector Plan: Northwest County Sector Plan Designation: MU-SD, NWCO-4 (Mixed Use Special District, Sad
Growth Policy Plan:
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 0 High Meadow Dr.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density Residential), PC (Planned Commercial), and TO (Technology Overlay)
Former Zoning:
Requested Zoning: PR (Planned Residential) with up to 4 du/ac / TO (Technology Overlay)
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

WAIVERS AND VARIANCES REQUESTED

Variances Requested: N/A

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

TTCDA ACTION AND DISPOSITION

Planner In Charge: Liz Albertson

Staff Recomm. (Abbr.):

Staff Recomm. (Full): Staff recommends approval of the Certificate of Appropriateness for a rezoning to PR (Planned Residential) up to 4 du/ac / TO (Technology Overlay).

Comments:

- 1) This is a request to rezone the subject property from the RA ((Low Density Residential) to PR (Planned Residential) up to 4 du/ac. The TO (Technology Overlay) would be retained.
- 2) Per the TTCDA Administrative Rules and Procedures, rezonings in the TO zones must be heard by the Planning Commission concurrently. This request is scheduled to be heard by the Planning Commission on December 8, 2022 (Case 12-P-22-RZ).
- 3)Rezonings are required to be in compliance with the sector plan, which is the County's future land use map that provides guidance for rezonings. Th PR zone is consistent with recommended amendment to extend the Northwest County Sector Plan's Mixed Use Special District NWCO-4 (Saddlebrook) land use designation.
- 4)This property is located within Knox County. The rezoning meets the County's Zoning Ordinance Requirements for rezonings (Article 6.30.01), which are what the Planning Commission considers when hearing rezoning cases.
- 5)The property meets the intent of th PR zoning designation as described in the County's Zoning Ordinance, which states that th PR zone "is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems." The subject property is located in an area with a mix of commercial and residential zoning.
- 6)PR zoning up to 4 du/ac aligns with the surrounding area's RA zoning, which allows minimum lot sizes of 10,000 square feet.

Action: Denied

Meeting Date: 12/5/2022

Details of Action: Staff recommends approval of the Certificate of Appropriateness for a rezoning to PR (Planned Residential) up to 4 du/ac / TO (Technology Overlay).

Summary of Action:

Date of Approval:

Date of Denial: 12/5/2022

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:** 12/8/2022

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: 1/23/2023

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: